

INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE



Industrial Buildings complex available for sale/lease, located in the Municipality of Mandra. It consist of 2 properties that can be sold separately.

Property A

Metallic Building of total area 2.090 sqm, on a land plot of 5.083 sqm.

Property B

Three Industrial Buildings of conventional and metallic construction of total area 6.198,20 sqm, on a land plot of 8.683 sqm

In the area are allowed wholesale land uses, including the following:

- Logistics facilities with low hassle secondary activities
- Industrial and craft facilities of low nuisance
- Packaging recycling facilities
- Warehouses
- Gas stations
- Car repair shops
- Vehicle Technical Inspection Centers

The location of the properties is excellent as they have easy access from Attiki Odos (junction 1).

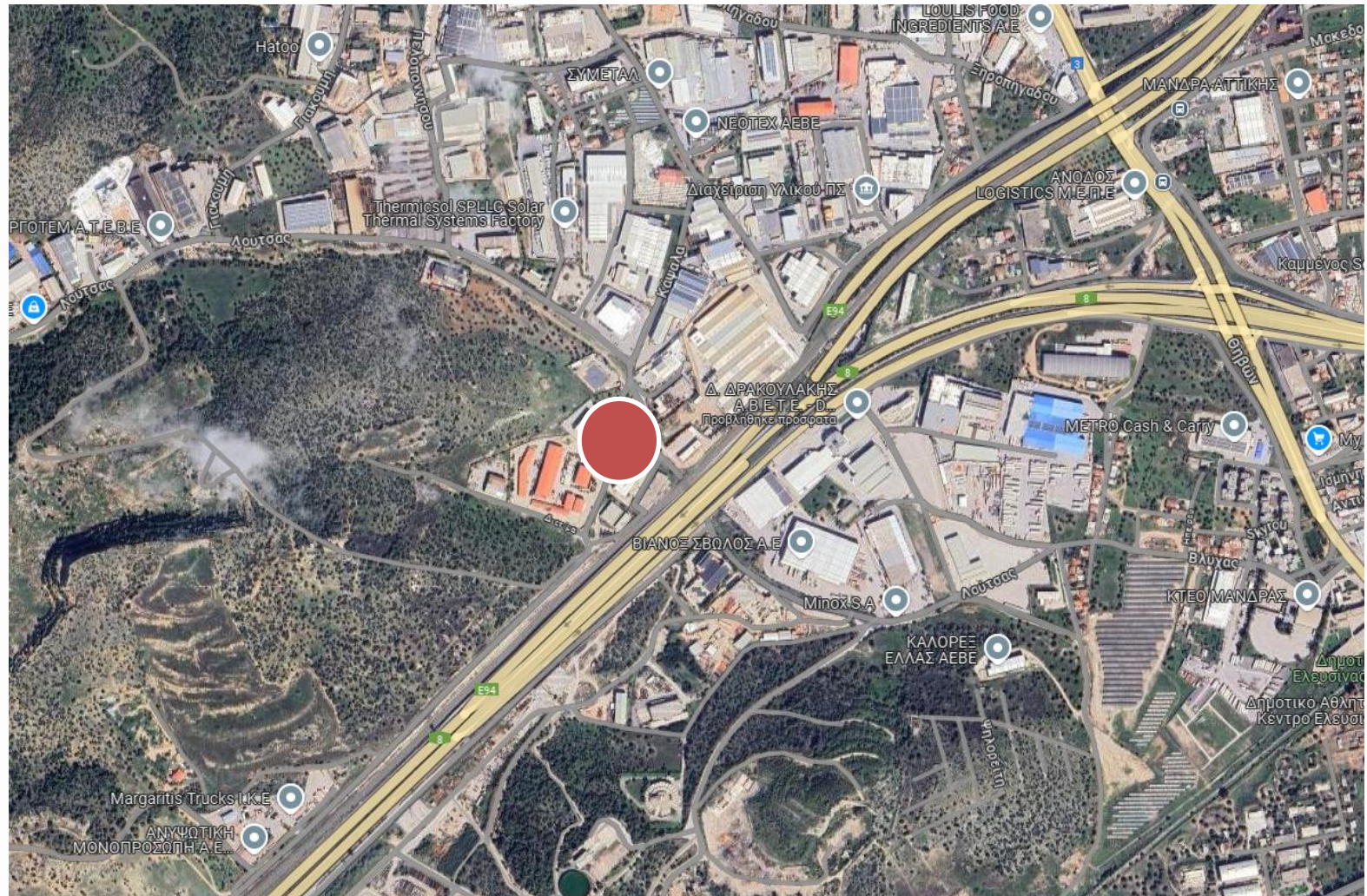
In addition, they are separated by an asphalt road 4 meters wide. Year of construction: 1989 to 2008

INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE



INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Property location



INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Surfaces

SURFACES

BUILDING	LAND PLOT	LEVEL	AREA	USE	Building Permit
BUILDING A (Metallic)	A (5.083,35 SQM)	GROUND FLOOR	1.610,00	Industrial +8m High	416/2003
		MEZANNINE	480,00	Warehouse	27/2008
BUILDING B	B (8.683,15 SQM)	GROUND FLOOR	1.257,60	Industrial	677/1989
		1 ST FLOOR	1.257,60	Warehouse	154/1991
		GROUND FLOOR	235,50	Warehouse	154/1991
		1 ST FLOOR	256,20	Offices	154/1991
		2 ND FLOOR	256,20	Offices	154/1991
BUILDING C (Basement)		BASEMENT	549,00	Biological	347/1997
BUILDING D (Metallic)		BASEMENT (ROAD LEVEL)	960,00	Warehouse	142/2001
		GROUND FLOOR	1.426,10	Warehouse – 8 m High	323/2000

INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Asking prices

SALE		LEASE
Building A (Metallic)	1.500.000 €	9.500 € per month
Building B, C, D	2.700.000 €	17.500 € per month
TOTAL	4.200.000 €	27.000 €

INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Property details

PROPERTY CHARACTERISTICS

In the area are allowed wholesale land uses, including the following:

- Logistics facilities with low hassle secondary activities
- Industrial and craft facilities of low nuisance
- Packaging recycling facilities
- Warehouses
- Gas stations
- Car repair shops
- Vehicle Technical Inspection Centers

CONSTRUCTION RULES

- Minimum Area : 4000 sqm²
- Minimum Frontage: 45m
- Coverage: 30%, 40% for metal pre-fabricated constructions (i.e. metal constructions)
- Building Coefficient = 0,90
- No of storeys: 3 and maximum height 11.00 m

INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Property photos

NAIRealAct

Property A – Building A



INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Property photos

NAIRealAct

Property B – Building B



INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Property photos

NAIRealAct

Property B – Building B



INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Property photos

NAIRealAct

Property B – Building C



INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Property photos

NAIRealAct

Property B – Building D



INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE

Property photos

Property B – Building D



INDUSTRIAL BUILDING COMPLEX FOR SALE/ LEASE



Communication Details

Panagiotis Boukouvalas

Mob.: +30 697 322 9803

Tel.: +30 213 029 9090

Email: Panagiotis.boukouvalas@nairealact.com